


**PREPARED BY AND RETURN TO:**

 Select Title & Escrow, LLC  
Almon M. Ellis, Jr., Attorney (MS Bar # 101914)  
7145 Swinnea Road Suite 2  
Southaven, MS 38671  
(662) 349-3930  
File # 09-1118

Indexing Instructions: Lot 321, Section A, DeSoto Village Subd  
Horn Lake, DeSoto County, Mississippi

**GRANTORS:**

Billy W. Sipes and Brenda K. Sipes  
5433 Hurt Rd  
Horn Lake MS 38637  
HOME: 662-393-4805  
WORK: 901-261-1544

**GRANTEE**

Jeremy C. Broadaway  
2565 Meadowbrook  
Horn Lake, MS 38637  
HOME: 662-413-0178  
WORK: 662-449-7021

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Billy W. Sipes, a single person, and Brenda K. Sipes, a single person** do hereby sell, convey and warrant unto **Jeremy C. Broadaway, a single person, as sole owner**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, more particularly described as follows, to-wit:

**Lot 321, Section A, DESOTO VILLAGE SUBDIVISION, in Section 34, Township 1 South, Range 8 West, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 7, Pages 9-14, in the office of the Chancery Clerk of DeSoto County, Mississippi**

**Parcel # 1088-3401.0-00321.00**

**Property Address: 2565 Meadowbrook Drive, Horn Lake, MS 38637**

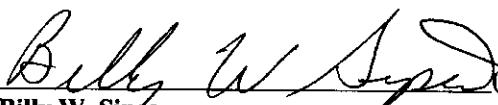
IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantors agree to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantors any amount overpaid by them.

THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

**This conveyance is subject to the terms and restrictions contained in the Recapture Deed Restriction attached hereto and incorporated herein.**

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

WITNESS OUR SIGNATURES, on this 24th day of July, 2009.

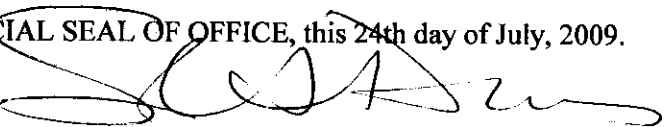
 (SEAL)  
Billy W. Sipes

 (SEAL)  
Brenda K. Sipes

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **Billy W. Sipes, a single person, and Brenda K. Sipes, a single person** who acknowledged to me that they executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as their own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 24th day of July, 2009.



Notary Public

(SEAL)

My Commission Expires:



**RECAPTURE  
DEED RESTRICTION**

STATE OF MISSISSIPPI  
COUNTY OF Mississippi

The undersigned, **Jeremy C. Broadaway** ("Owner(s)"), is/are the owner(s) of certain real property and improvements located at **2565 Meadowbrook Drive (lot 321 Desoto Village SectionA)**, in Horn Lake (City/Town), **Desoto** (County), Mississippi 38637 and more particularly described on **Exhibit A** attached hereto and incorporated herein for all purposes (the "Property"). For value received, the adequacy and sufficiency of which are hereby acknowledged, Owner does hereby impress the Property with the following deed restrictions.

1. For purposes of these deed restrictions, the following terms have the meaning indicated as per the Mississippi Development Authority adopted HOME Program recapture requirements:

"Period of Affordability" means a period of time beginning on the date of this instrument pursuant to HUD Final Rule 24 CFR Part 92.254.

Homeownership assistance HOME/ADDI amount per-unit	Minimum period of affordability in years
Under \$15,000	5
\$15,000 to \$40,000	10
Over \$40,000	15

"ADDI funds" means the amount funded by the Agency for the benefit of Owner, for the purpose of assisting a first-time homebuyer in the purchase of the Property from the ADDI Program allocation.

"Agency" means the Mississippi Development Authority or its designee.

"HOME funds" means the amount funded by the Agency for the benefit of Owner, for the purpose of assisting in the purchase of the Property for the HOME Program allocation.

"Low-income families" means families whose incomes do not exceed 80 percent of the median income for the area as determined by the United States Department of Housing and Urban Development at the time of purchase with adjustments for family size.

"Net gain" means the amount payable to the seller at closing less any amount of the homeowner's original down-payment investment and capital improvements investments made by the Owner.

"Recapture Requirements" means that if the Property does not continue as the principle residence of the family for the duration of the Period of Affordability, that the participating jurisdiction recoups all or a portion of the HOME/ADDI assistance to the homebuyer(s). The participating jurisdiction will reduce the HOME investment amount to be recaptured on a prorate basis for the time the homeowner has owned and occupied the housing as a principal residence measured against the required affordability period. See 24 CFR Part 92.254(a)(5)(ii).

"Very low-income families" means families whose incomes do not exceed 50 percent of the median income for the area as determined by the United States Department of Housing and Urban Development at the time of purchase with adjustments for family size.

2. The Agency must receive prior written notification of any sale, refinancing or foreclosure that occurs during the Period of Affordability.
3. **In the event of a sale** of the Property an amount equal to a pro rata share of the HOME/ADDI funds, reduced proportionately for every month of the Period of Affordability the selling Owner owned the Property, shall be repaid to the Agency from any net gain realized upon the sale of the Property after deduction for sales expenses.
4. **In the event of a refinancing** during the Period of Affordability, an amount equal to a pro rata share of the HOME/ADDI funds, reduced proportionately for every month of the Period of Affordability the Owner has owned the Property, shall be repaid to the Agency from any net gain realized upon the refinancing. **Cash-out refinances are not allowed.**
5. **In the event of a foreclosure** the Agency may only receive the net proceeds up to the original amount of HOME/ADDI funds. The net proceeds are the sales price minus superior loan repayment and any closing costs. This instrument and these restrictions are subordinate to any valid outstanding lien against the property currently of record.
6. The provisions of this instrument are hereby declared covenants running with the land and are fully binding on any successors, heirs, and assigns of Owner who may acquire any right, title, or interest in or to the Property, or any part thereof. Owner, its successors, heirs, and assigns hereby agree and covenant to abide by and fully perform the provisions of this instrument.

7. Owner occupant understands and agrees that this instrument shall be governed by the laws of the State of Mississippi and regulations of the U. S. Department of Housing and Urban Development.
8. Owner occupant understands that the property must be the principle residence of the family during the Period of Affordability. In the event the Property does not remain the principle residence, the Owner must repay the Agency an amount equal to a pro rata share of the HOME/ADDI funds, reduced proportionately for every month of the Period of Affordability the Owner has owned the Property.
9. Owner occupant understands the Period of Affordability is for a period of 10 years beginning on the date of this instrument and ending July 31, 2019 At the ending date of this instrument, this deed restriction is canceled and all HUD requirements satisfied.
10. On FHA insured mortgages, HOME program restrictions on the property shall terminate upon foreclosure, transfer in lieu of foreclosure or assignment of the FHA insured mortgage to HUD. To the extent that there are any proceeds from the foreclosure or other sale of the property by HUD remaining after the HUD insured loan is paid, the remaining proceeds shall be paid to the Mississippi Development Authority.

EXECUTED this 24<sup>th</sup> day of July, 2009

By: Jeremy C Broadaway

By: \_\_\_\_\_

STATE OF MISSISSIPPI  
COUNTY OF DETO

PERSONALLY appeared before me, the undersigned authority in and for the said State and County, the within named Jeremy C Broadaway, who acknowledged that he/she signed and delivered the above foregoing instrument on the day and date therein above stated as for his/her own voluntary act and deed.

Given under my hand and Official Seal, this the 24<sup>th</sup> day of July, 2009

[Signature]

(SEAL)

Notary Public

My commission expires: \_\_\_\_\_



**EXHIBIT A**

**Description of Property**

**Lot 321, Section A, DESOTO VILLAGE SUBDIVISION, in Section 34, Township 1 South, Range 8 West, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 7, Pages 9-14, in the office of the Chancery Clerk of DeSoto County, Mississippi**

**Parcel #                      1088-3401.0-00321.00**

**Property Address:    2565 Meadowbrook Drive, Horn Lake, MS 38637**  
**Filing instructions to Clerk:**